

Approved

CITY OF BREMERTON
PLANNING COMMISSION
MINUTES OF REGULAR MEETING
October 18, 2016

CALL TO ORDER:

Vice Chair Nethery called the regular meeting of the Bremerton Planning Commission to order at 5:30 p.m.

ROLL CALL

Commissioners Present

Chair Wofford
Vice Chair Nethery
Commissioner Goodnow
Commissioner Nerf
Commissioner Tift

Staff Present

Andrea Spencer, Director, Department of Community Development
Allison Satter, Senior Planner, Department of Community Development
Kelli Lambert, Planner, Department of Community Development
Chal Martin, Public Works and Utilities Director
Kathleen Cahall, Water Resources Manager
Chance Berthiaume, Stormwater Permit Coordinator

Commissioners Absent

Commissioner Jones (excused)
Commissioner Strube

Quorum Certified

APPROVAL OF AGENDA

COMMISSIONER GOODNOW MOVED TO APPROVE THE AGENDA AS PRESENTED. VICE CHAIR NETHERY SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

APPROVAL OF MINUTES

COMMISSIONER TIFT MOVED TO APPROVE THE MINUTES OF SEPTEMBER 20, 2016 AS PRESENTED. COMMISSIONER NERF SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

PUBLIC MEETING

Call to the Public (public comments on any item not on the agenda)

Chair Wofford asked if there were any comments from citizens. Seeing none, he closed the public portion of the meeting.

Public Workshop: Bremerton Municipal Code (BMC) Amendments to Chapters 11, 13 and 15 Regarding Low-Impact Development (LID) Updates

Ms. Cahall advised that the City of Bremerton has been promoting LID for many years. With the increased emphasis on environmental protection, especially the health and improvement of Puget Sound, LID is being required as a preferred approach to stormwater control. Last week's significant rain storms were a reminder of the importance of dealing appropriately with stormwater.

Mr. Berthiaume explained that the purpose of the proposed amendments is to adopt LID provisions into the Bremerton Municipal Code (BMC) and other planning documents. He reviewed that prior to development of a site, only about 10% of the stormwater runs off the site, and the rest infiltrates into the ground or evaporates. In many developed sites, about 55% of the stormwater is runoff. The intent of LID controls is to reverse the impacts of development by trying to mimic the pre-development condition of less runoff and more infiltration.

Mr. Berthiaume advised that National Pollutant Detection and Elimination System (NPDES) Phase II Municipal Stormwater Permit requires the City to update its codes by January 1, 2017 to incorporate and require LID principles and LID Best Management Practices (BMPs). The intent of the workshop is to review the requirements, changes and expected outcomes of the proposed amendments, which are intended to make LID the preferred and commonly-used approach to site development. The revisions are designed to minimize impervious surfaces, native vegetation loss and stormwater runoff in all types of development situations. As proposed, LID techniques will require that stormwater be put into the ground via infiltration and treated through stormwater filtration systems to improve water quality and reduce the impacts.

Mr. Berthiaume reviewed that a project team was assembled approximately 10 months ago to review the existing codes and standards and identify the amendments needed to comply with the NPDES Permit. The team consisted of representatives from Public Works, Community Development, Parks and Fire Departments, and Herrera Inc. was hired to provide consulting services to assist the team. The team completed its review of all of the various codes and planning documents, and the update is currently in the public review and adoption process. He emphasized that the proposed amendments are intended to represent the minimum required to comply with the permit requirements, and they will not place any additional burden or impact on developers beyond what other agencies in the area have already done.

Mr. Berthiaume explained that, at the end of the process, the City must send a report to the Department of Ecology to outline the process, public outreach, and the proposed amendments and explain how the City's codes and planning documents comply with the requirements of the permit.

Chair Wofford invited members of the public to comment. None came forward.

Commissioner Tift asked if LID would cost more. If so, would there be any financial incentive for developers to incorporate LID? He referred to the Winco Development, where it appears that the pervious parking surface is now being removed. **Director Martin** answered that LID does cost more to implement. However, as contractors get better at implementing the techniques, he anticipates that costs will come down to be similar to traditional methods. He commented that the pervious parking surface at the Winco development was not done well, but other pervious concrete elsewhere in the City is holding up quite well. He acknowledged that pervious concrete is more expensive to maintain, depending on how much traffic it gets, because it tends to grow moss. However, the City has been successfully using pervious asphalt. He summarized that it will take 60 to 80 years to redevelop the entire City to a point where all stormwater is infiltrated on site. That is the outcome the City is hoping to obtain, but the proposed amendments do not represent a fast approach to improving water quality.

Commissioner Tift asked that LID is more expensive to implement, and does the City does not offer any break on stormwater fees to developers who implement LID? **Mr. Berthiaume** said that a percentage of the stormwater fee can be revised, as long as a developer can prove he/she is maintaining the impervious surfaces.

Director Spencer explained that the Commission does not have any authority over the code sections being proposed for amendment, so no action is required by the Commission at this time. The intent was to provide information to the public and allow opportunity for public comment.

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BUSINESS MEETING

Chair Report

Chair Wofford announced that his current term as chair expires at the end of the year, and Vice Chair Nethery will be leaving the Commission. Pursuant to the Bylaws, the Commission will elect new officers at their November 15th meeting.

Director Report

Director Spencer referred to the Commission Bylaws and asked that Commissioners review them before the next meeting and identify if there are any changes they want to make. She also reminded the Commissioners that they typically cancel their December meeting, but they meet at the same time to share a “cup of cheer.”

Director Spencer advised that interviews are currently taking place to fill the position vacated by Commissioner Nethery.

Old Business

There was no old business.

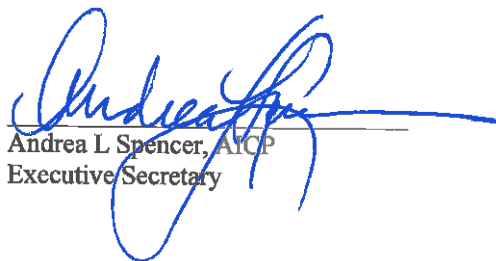
New Business

There was no new business.

ADJOURNMENT

The meeting was adjourned at 5:56 p.m.

Respectively Submitted by:



Andrea L. Spencer, AICP
Executive Secretary



Nick Wofford, Chair
Planning Commission

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